

TENTATIVE PLAT T-23321-1-NEW  
CRIMSON TOWER  
SECTION 30-53-42  
ZONING: T-30A-L CITY OF MIAMI

prepared by:  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301  
PHONE: (954) 763-7611  
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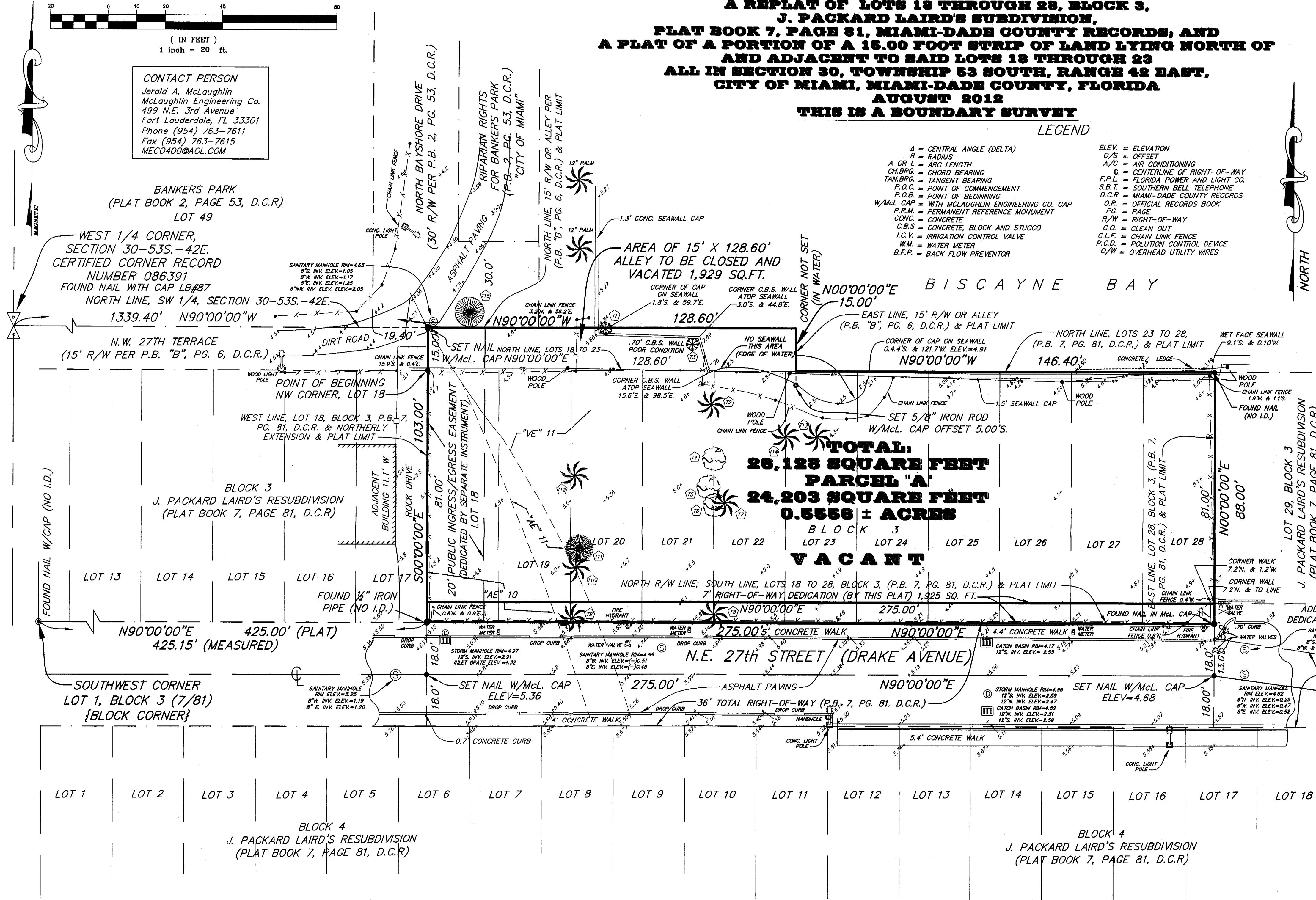
GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft

**CONTACT PERSON**  
Jerald A. McLaughlin  
McLaughlin Engineering Co.  
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MECO400@AOL.COM

# CRIMSON TOWER TENTATIVE PLAT #1791

A REPLAT OF LOTS 18 THROUGH 28, BLOCK 3,  
J. PACKARD LAIRD'S SUBDIVISION,  
PLAT BOOK 7, PAGE 81, MIAMI-DADE COUNTY RECORDS, AND  
A PLAT OF A PORTION OF A 15.00 FOOT STRIP OF LAND LYING NORTH OF  
AND ADJACENT TO SAID LOTS 18 THROUGH 23  
ALL IN SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST,  
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA  
AUGUST 2012  
**THIS IS A BOUNDARY SURVEY**

**LEGEND**  
A = CENTRAL ANGLE (DELTA)  
R = RADIUS  
A OR L = ARC LENGTH  
CH.BRG = CHORD BEARING  
TAN.BRG = TANGENT BEARING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP  
P.R.M. = PERMANENT REFERENCE MONUMENT  
CONC. = CONCRETE  
C.B.S. = CONCRETE, BLOCK AND STUCCO  
I.C.V. = IRRIGATION CONTROL VALVE  
W.M. = WATER METER  
B.F.P. = BACK FLOW PREVENTOR  
ELEV. = ELEVATION  
O/S = OFFSET  
A/C = AIR CONDITIONING  
C = CENTERLINE OF RIGHT-OF-WAY  
F.P.L. = FLORIDA POWER AND LIGHT CO.  
S.B.T. = SOUTHERN BELL TELEPHONE  
D.C.P. = MIAMI-DADE COUNTY RECORDS  
O.R. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY  
C.O. = CLEAN CUT  
C.L.F. = CHAIN LINK FENCE  
P.C.D. = POLLUTION CONTROL DEVICE  
O/W = OVERHEAD UTILITY WIRES



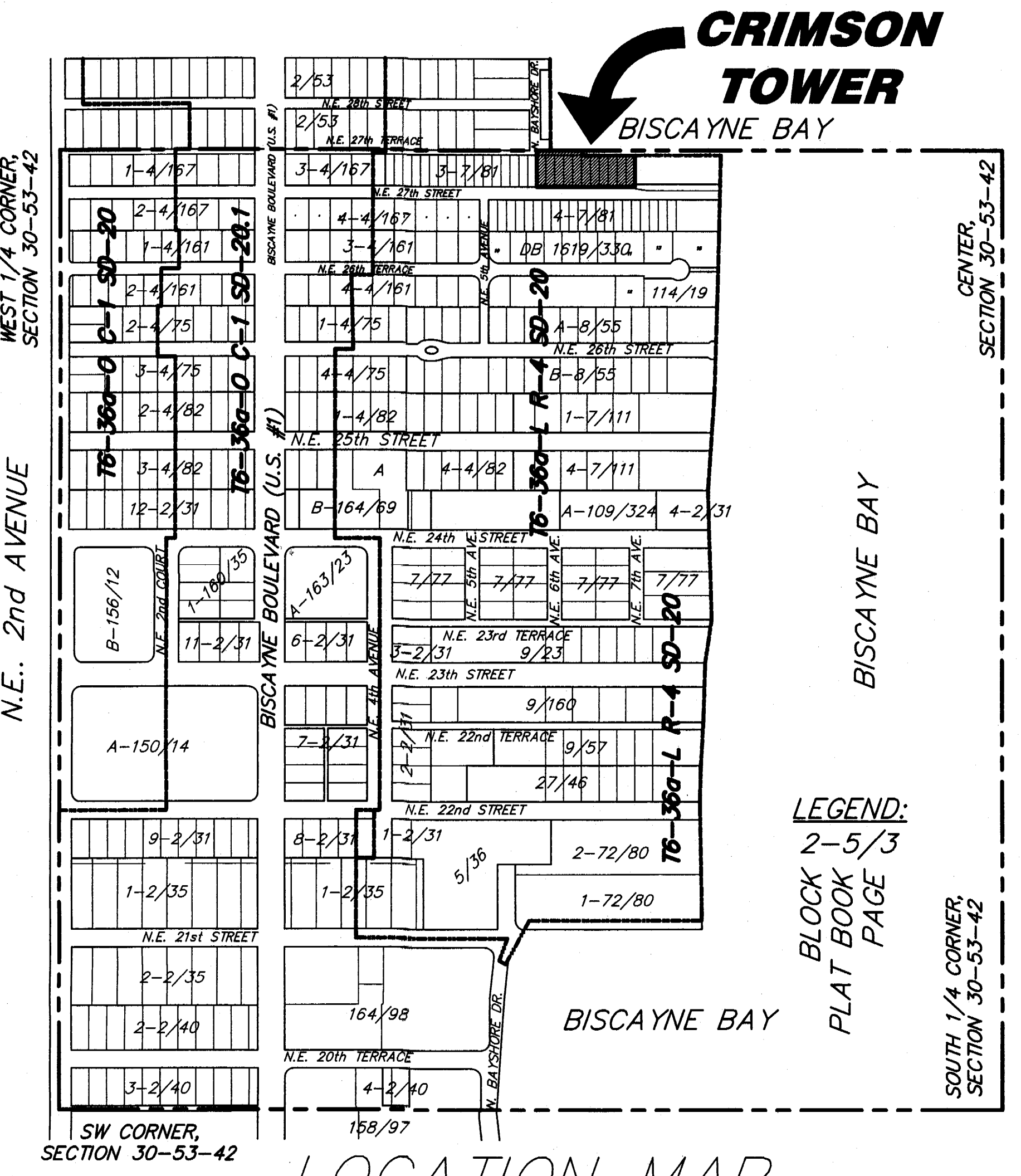
**NOTES:**  
1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.  
2) Underground improvements if any not located.  
3) This drawing is not valid unless sealed with an embossed surveyors seal.  
4) Boundary survey information does not infer Title or Ownership.  
5) All iron rods 5/8", unless otherwise noted.  
6) Reference Bench Mark: Dade County Bench Mark 3104 SE / N-694 Elevation = 11.81 feet (N.G.V.D. 1929)  
7) Elevations shown refer to City of Miami (MLW) as converted (+0.26) from National Geodetic Vertical Datum (1929), and are indicated thus:  $\pm 0.26$   
8) This property lies in Flood Zone "AE", Elev = 10.0 "AE", Elev = 11.0 "AE", Elev = 11.0 Per Flood Insurance Rate Map No. 12060C0316L, Dated: September 11, 2009, and are shown approximate Community No. 120650  
9) This site lies in Section 30, Township 53 South, Range 42 East, City of Miami, Miami-Dade County, Florida.

**OFFICE NOTES**  
FIELD BOOK NO. TDS, Print, LB# 273/40-41, LB#313-36, Print  
JOB ORDER NO. U-2788, U-6755, U-6960, U-7502  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: JST, RDR, JMMF  
C:\JMMF\2012\U7502 (PLAT DADE)\dwg\U7502 (PLAT DADE).dwg 10/12/2012 8:28:47 AM EDT

**NOTES CONTINUED:**  
10) Bearings shown hereon are based on an assumed meridian, and assume the South line of said Block 3, as North 90°00'00" East, as established from found monuments.  
11) Recording references (D.C.R.) are to the Public Records of Miami-Dade County, Florida.  
12) Unless otherwise noted, boundary (and boundary related) dimensions are both record (or plat) and measured.  
13) The approximate location of any utilities shown hereon were determined from as-built plans and/or field locations and should be verified before construction.  
14) The Miami Dade Flood Criteria Elevation for this property is 5 FEET MINIMUM  
15) The subject property is comprised of the following zoning district: HIGH DENSITY RESIDENTIAL  
16) The folio numbers of this property are as follows: No's 01-3230-019-0101; 01-3230-019-0100; 01-3230-019-0110; 01-3230-019-0120; 01-3230-019-0130; 01-3230-019-0140; 01-3230-019-0150; 01-3230-019-0160 and 01-3230-019-0170  
17) When fully developed this site will contain: 90 RENTAL APARTMENTS  
18) Total area of this property = 26,128 square feet (0.5998 ± acres).  
19) This is a Boundary Survey.

**TREE LEGEND**  
(\*) INDICATES TREE NUMBER

TREE #	TYPE	DIAMETER	HEIGHT	SPREAD
1	MANGROVE	24"	15'	22'
2	PALM	4"	12'	5'
3	SEAGRAPE	36"	20'	20'
4	OAK	12"	25'	25'
5	OAK	6"	35'	15'
6	OAK	12"	35'	20'
7	PALM	12"	15'	12'
8	PALM	12"	20'	8'
9	PALM	12"	18'	10'
10	PALM	12"	50'	15'
11	FIGUS	24"	30'	25'
12	PALM	12"	15'	8'
13	PALM	18"	10'	8'
14	PALM	18"	10'	8'
15	BANYAN	60"	40'	35'



**LOCATION MAP**  
THE SW 1/4, SECTION 30-53-42  
1"=300'

**LEGAL DESCRIPTION**  
Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 of Block 3, J. PACKARD LAIRD'S RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 7, at Page 81, of the Public Records of Miami-Dade County, Florida.

**TOGETHER WITH:**  
A 15.00 foot strip of land in Section 30, Township 53, South, Range 42 East, Miami-Dade County, Florida, lying North of and adjacent to Lots 18 through 23, Block 3, J. PACKARD LAIRD'S RESUBDIVISION, according to the plat thereof, as recorded in Plat Book 7, Page 81, of the public records of Miami Dade County, Florida, more fully described as follows:  
Beginning at the Northwest corner of said Lot 18; thence North 90°00'00" East, on the North line of said Lots 18 through 23, a distance of 128.60 feet; thence North 00°00'00" East, a distance of 15.00 feet; thence North 90°00'00" West, on a line 15.00 feet North of and parallel with the North line of said Lots 23 to 18, a distance of 128.60 feet; thence South 00°00'00" East, on the Northerly extension of the West line of said Lot 18, a distance of 15.00 feet, to the Point of Beginning.

All of said land situate, lying and being in the City of Miami, Miami-Dade County, Florida and containing 26,128 square feet or 0.5998 acres more or less.

**ZONING NOTE:**  
THIS PROPERTY IS ZONED (T6-36a-L) 36 STORY URBAN CORE LIMITED

**CONTACT PERSON**  
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McLaughlin Engineering Co.  
400 N.E. 3rd Avenue  
Fort Lauderdale, FL 33301  
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MECO400@AOL.COM

**PROPERTY OWNER:**  
ALPINE ESTATES, LLC  
20900 N.E. 30th AVENUE, SUITE 603  
AVENTURA, FLORIDA, 33180

**CERTIFICATION**  
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
Dated at Fort Lauderdale, Florida, this 17th day of August, 2012.  
Additional Tentative Plat information added this 12th day of October, 2012.

**McLAUGHLIN ENGINEERING COMPANY**  
JERALD A. McLAUGHLIN  
Registered Professional Surveyor No. 5267  
State of Florida.



**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: Board of County Commissioners.

Number of Sites : ( 10)

**FEES:**

Subdivision Control----- \$1,872.00  
 Plus \$10.90 per site in excess of 6 sites----- \$43.60  
 D.E.R.M. ----- \$210.00

PRINT \$2,125.60

**FOR OFFICIAL USE ONLY:**

Agenda Date: 11-9-12

Tentative No.: T- 23321-1-NEW

Received Date: 10-30-12

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$127.54 \*Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,253.14 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: MIAMI Sec.: 30 Twp.: 53 S. Rge.: 42 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.

1. Name of Proposed Subdivision: Crimson Tower Phone: 305-917-7673

2. Owner's Name: Alpine Estates LLC

Address: 20900 NE 30 Avenue, Suite 603 City: Aventura State: FL Zip Code: 33180

Owner's Email Address: sgietl@mckafka.com

3. Surveyor's Name: Jerry McLaughlin, McLaughlin Engineering Company Phone: 954-763-7611

Address: 400 NE 3 Avenue City: Fort Lauderdale State: FL Zip Code: 33301

Surveyor's Email Address: jerry@meco400.com

4. Folio No(s): see attached sheet / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: see attached sheet

6. Street boundaries: NE 27th Street on south; NE 27th Terrace and Biscayne Bay on north

7. Present Zoning: T6-36a-L Zoning Hearing No.: Miami Res. 12-0066

8. Proposed use of Property:  
 Single Family Res.( \_\_\_\_ Units), Duplex( \_\_\_\_ Units), Apartments( 90 Units), Industrial/Warehouse( \_\_\_\_ Square .Ft.),  
 Business( \_\_\_\_ Sq. Ft. ), Office( \_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_), Other ( \_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

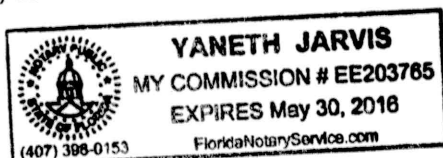
Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name & Title here): STEPHAN GIETL, MANAGER

BEFORE ME, personally appeared STEPHAN GIETL this 5<sup>th</sup> day of OCTOBER 2012 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 5<sup>th</sup> day of OCTOBER, 2012 A.D.



(NOTARY SEAL)

Signature of Notary Public: Yaneth Jarvis

(Print, Type name here: Yaneth Jarvis)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

REV. 2- 11/01/065